

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON JUNE 4, 2007
(Approved June 18, 2007)

The Board of Supervisors held a regular monthly meeting on Monday, June 4, 2007. Present for the meeting were supervisors W. Atlee Rinehart, Robert F. Preston, Timothy Roland and Rosemarie C. Miller. John Doering, Jr. was not present. Also in attendance were Peter Marshall, Interim Manager and John A. Koury, Jr., Township Solicitor.

Mr. Rinehart called the meeting to order at 7:03 p.m. and the pledge was recited. Mr. Rinehart announced an executive session would be held to discuss litigation, sewer easements, zoning hearing and contract issues. The monthly meeting reconvened at 8:04 p.m.

Mr. Preston moved to authorize the Township Solicitor to take the necessary actions regarding the Galia/Griffin development to resolve the escrow account issues as referenced in the applicant counsel's May 22, 2007 documentation. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to authorize the Township Solicitor to take the appropriate actions in reference to the proposed amendment to the Subdivision and Land Development Ordinance, actions being arrange distribution of amendment to the East Coventry Planning Commission and Chester County Planning Commission for review, set and advertise hearing for such amendment. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to authorize the Township Manager to request the Township Engineer, ARRO Consulting, Inc. to establish and escrow for the Stoudt's Ferry Linfield Basin project. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to authorize the Township Solicitor to obtain the transcript for the Murray Zoning Hearing and ask for permission for copies for the Board of Supervisors and the Township Solicitor. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to approve Resolution No. 2007-21 regarding sewer easements for residents on Tisa Lane with the condition that the resolution would not be implemented until further notice by the Board of Supervisors. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to authorize the Township Solicitor to proceed with the Shetterfield appraisal for the Tisa Lane easements. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

1. MINUTES

Minutes of the May 14, 2007 Zoning Taskforce Meeting

Approval of the minutes of the May 14, 2007 zoning taskforce meeting was tabled by the Chairman.

Minutes of the May 21, 2007 Workshop Meeting

Approval of the minutes of the May 21, 2007 workshop meeting was tabled by the Chairman.

2. PUBLIC COMMENT

Maria Kardick of 70 Springhouse Lane inquired about loan information from banks and Mr. Rinehart noted he had obtained loan information from one bank but it would not have been feasible to hold a seminar with different banks regarding loan rates, etc. Ms. Kardick inquired how long residents will have to connect and Mr. Preston noted a time would be specified closer to substantial completion and a letter will be given to each resident stating the allowable date to begin connection and the complete is required.

Mr. Karl Glocker of 183 Bard Road inquired about the ambulance station that would service his home. He did note he checked the map at the township and the map showed that Goodwill handled his area.

Mr. Glocker inquired if the Board of Supervisors could look at a possible annexation policy for residents who would like to only move lots lines without having to spend the money and time for a complete subdivision plan. Mr. Preston suggested Mr. Karl Glocker provide suggestions to the Subdivision Ordinance to address such issues.

Mr. Michael Moyer of 320 Schoolhouse Road noted the flag at the township building is torn and tattered. It was noted the flag will be replaced. Mr. Moyer noted concerns of the section of East Cedarville Road being closed and causing traffic issues on Schoolhouse Road that may be used as an alternate route. Mr. Preston noted that with East Cedarville Road being a state road, PennDot would have to detour onto a state road and if Schoolhouse Road were to be utilized, permission would have to be obtained to detour onto a township road.

Andrew Hoffman of Boy Scout Troop 406 noted he researched the Eagle Scout Project to build an incinerator to burn flags and then bury the ashes at the Revolutionary War Cemetery and suggested the project be better suited at an alternate location, potentially a location near the township building or Towpath Park. Mr. Rinehart recommended Mr. Hoffman get the Parks and Recreation Committee involved and Mr. Roland recommended changes be submitted in writing to the township.

Dave Hutzayluk of 247 Schoolhouse Road inquired about plumbers and Mr. Rinehart noted the township is not providing names of plumbers and recommended Mr. Hutzayluk try the Building Industries Exchange in Pottstown.

3. REPORTS

Reports from Various Departments and Committees

Mrs. Miller moved to approve the reports from the various departments and committees noting that financial reports were not included in the reports. Mr. Preston seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston moved to approve the MS-4 Program Year 4 Annual Report as submitted by the Township Engineer, ARRO Consulting, Inc. and authorize the Chairman to sign the

documents and submit to the state. Mr. Rinehart seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Preston requested the 2006 audit be provided by June 18, 2007. Mr. Marshall noted he did not expect the audit to be completed by June 18, 2007. It was requested the Interim Manager put Ms. Baker's bulleted points in a letter to the Board of Supervisors.

4. SUBDIVISION AND LAND DEVELOPMENT

Project: Bealer Subdivision Applicant: Emerson Bealer
Mr. Tom Smith of Conner and Smith Engineering, Inc. and Mr. Daniel Sager, counsel for the applicant, were present.

There was a discussion regarding the request for waivers from Section 505 and 505.2 of the Subdivision and Land Development that regard financial securities. Mr. Preston noted concerns of if the waivers were granted what assurance the financial securities would be provided. It was suggested the conditions be placed on the recorded plans and Mr. Marshall questioned the township's ability to enforce deed restrictions.

There was discussion regarding the financial securities being done in phases and it was requested the agreement (s) and proposed security being proposed be put in writing for review by alternate counsel.

Project: Strutynski Development Applicant: Greenbriar Financial Group, LLC
Mrs. Miller moved to deny the Strutynski Development plan and authorize the Township Solicitor to prepare the proper documents. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Project: Green Acres Applicant: Joseph and Patricia Kandler
Mr. Tom Smith of Conner and Smith Engineering, Inc. and Mr. Daniel Sager, counsel for the applicant, were present.

There was a discussion regarding the sidewalks at the Green Acres development. Mr. Preston noted the Board had already taken action on the waiver regarding sidewalks and Mr. Rinehart noted concerns of the proximity of the barn.

Mr. Preston inquired about the status of the letter from PennDot regarding the sidewalk issue.

Mr. Marshall recommended an alternate proposal be provided for a place to walk. Mr. Roland noted the issue needs to be investigated further and agrees residents need sidewalks because the roads are dangerous.

Project: Coventry Glen Applicant: Heritage Building Group
Mr. Roland moved to approve Escrow Release No. 21 for Coventry Glen for the amount of \$112,196.95. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Project: Heather Glen Applicant: Heritage Building Group

Mr. Roland moved to approve Escrow Release No. 21 for Coventry Glen for the amount of \$6,745.27. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

5. OTHER BUSINESS

Exonerations and Exemptions

Mr. Roland moved to approve the exonerations and exemptions as submitted by the Tax Collector and read by Mrs. Miller. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

Ellis Woods Park

Mr. Carl Kelemen of KMS Design Group was present to discuss the Ellis Woods Park project and memo provided by Mr. Marshall dated June 1, 2007. There was a discussion regarding the budget for the project and ways to cut down the costs to \$400,000 from an estimated \$800,000.

The Board agreed to utilize the more cost effective play surface. Mr. Kelemen suggested the project be phased and bid as soon as possible.

It was suggested that the township purchase materials under state contracts.

Mr. Preston moved to authorize KMS to complete the design for an amount not to exceed an additional \$14,000, take the project costs down to \$400,000 and the expenses for the additional design work are to be taken out of the \$1M loan. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Rinehart moved to waiver the land development approval by the Planning Commission for the Ellis Woods Park project. Mrs. Miller seconded the motion. The motion carried with a 4-0-0 vote.

6. DISCUSSION ITEMS

7. ADDITIONAL INFORMATION BROUGHT BEFORE THE BOARD

Mr. Preston noted the response letter received from Paul and Gail Kennedy regarding the sewer to their residence at 15 Springhouse Lane and Mr. Rinehart asked if the issues could be treated as a deed restriction and it was noted that was a question for the Township Solicitor.

Mr. Preston moved to authorize the Township Manager to send a letter to Gannett Fleming regarding further investigate options found in the Gannett Fleming's recent response to the Board concerning the North Coventry Treatment Plant Allocation Evaluation. Mr. Roland seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Marshall asked the Board if residents who would like a lateral brought the property line pay \$2,000 in advance instead of the complete tapping fee. Mr. Preston noted that if the residents do not commit to hook up the lateral creates a potential leak point. The Board of Supervisors previous policy applies.

There was a brief discussion regarding the down trees on the nature trail on the township property. Mr. Marshall noted that something should be done. The nature trail is unsafe and quotes are to be obtained to make the area safe.

8. ADJOURNMENT

The monthly meeting adjourned at 10:55 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary